* * * * * * * * * * FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property located at 6003 Kenwood Avenue in the Kenwood Park Subdivision of Baltimore County. The Petitioners/property owners, John D. Chaudron and Linda L. Chaudron, his wife, request a variance from Section 415A.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow more than one recreational vehicle on a residential lot occupied by a single family detached dwelling. The relief requested is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case were the property owners, John D. and Linda L. Chaudron. There were no Protestants present. Testimony and evidence presented was that the subject property is a narrow, yet deep, lot located at 6003 Kenwood Avenue. The lot is 70 ft. in width and approximately 400 ft. deep. Although located in the Kenwood Park residential subdivision, the property is split zoned D.R.3.5 and M.L. The front portion of the property contains a single family dwelling and detached garage and is zoned D.R.3.5. The rear portion of the site is zoned M.L. and is unimproved. The RV vehicles in question are located on the rear portion of the property. As to the surrounding neighborhood

there are dwellings located on both sides of the subject lot at the same

depth as the subject dwelling from Kenwood Avenue. A lot beyond the rear of the subject property, zoned M.L., is occupied by a fence manufacturer. That large lot has frontage down the street on Kenwood Avenue and curls around towards the rear of the Petitioners' property.

Testimony and evidence presented is that there are presently three small boats and two campers located on the site. Two of the smaller boats (14 and 16 ft. in length, respectively) are used for fishing and similar The Petitioners produced evidence and testimony of a policy formulated by Baltimore City restricting boats used in other bodies of water from being used in the Liberty, Prettyboy and Loch Raven Reservoirs because of zebra mussel infestation. The Petitioners testified that two boats are needed so that they can enjoy their fishing hobby both in these local reservoirs and other bodies of water. Further, the Petitioners also have a 16 ft. sailboat on the property. However, this boat is for sale. The Petitioners do not intend on replacing same when sold. Further, the Petitioners maintain two small campers on the property. One is 16 ft. and the other is 25 ft. in length. They noted that originally, the campers were stored at a property owned by them in rural Pennsylvania. However, because of vandalism, storage at that location is no longer possible.

This case comes before the Zoning Commissioner after a zoning violation notice was issued against the property. The Petitioners indicated that a complaint was filed by a former employee who is disgruntled due to his separation from the Petitioners' business. That business is not conducted on site. Further, the Petitioners produced letters from neighbors on both sides of the property who do not object to the storage of the recreational vehicles. These neighbors note the dense landscaping to the rear of the property which blocks the visibility of the RVs and the commercial zoning of the property as reasons for their acquiescence of the proposed variances.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome:
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requested, and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the

public health, safety and general welfare. Further, granting of the variance will be in strict harmony with the spirit and intent of the B.C.Z.R. Clearly, owing to the unique configuration and zoning of this lot, a granting of the variance would not cause any detriment to the health, safety and general welfare of the community. That is, the RVs are situated in a portion of the site which carries an intense zoning classification (M.L.), away from the Petitioners dwelling and other residences nearby. Further, the significant depth of the lot produces a large buffer to other residences in this location.

Lastly, because of the City's policy enacted to protect the local reservoirs, as well as the Petitioners prior vandalism problems at the other property, justify the granting of the variance and constitutes practical difficulty.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore day of August, 1993 that a variance from Section 415A.1.A of the B.C.Z.R. to allow more than one recreational vehicle on ϵ residential lot occupied by a single family detached welling, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

> 1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The recreational vehicles must continue to be located only on the M.L. portion of the site, as shown on the site plan.

3. The variance relief granted is restricted to the RVs identified at the hearing and presently stored on the property. In the event of the sale and/or loss of any of those vehicles, the relief granted herein shall be forfeited.

-5-

Zoning Commissioner for Baltimore County

ORIC Dat By

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

August 18, 1993

Mr. and Mrs. John D. Chaudron 6003 Kenwood Avenue Baltimore, Maryland 21237

> RE: Case No. 93-471-A Petition for Variance Property: 6003 Kenwood Avenue

Dear Mr. and Mrs. Chaudron:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

> Lawrence E. Schmidt Zoning Commissioner

cc: Gary Freund, Zoning Inspector

Petition for Variance to the Zoning Commissioner of Baltimore County for the property located at 6003 Kenwood Avenue which is presently sound DR5.5 This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Sec. 415A.1.A To allow more than one recreational vehicle on a residential lot occupied by a single family detached dwelling. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or Current zoning regulations only allow parking one (1) recreational vehicle on property. The subject property cannot be improved and is ideally suited for the purpose for which it was being used. We have several privately owned recreational vehicles that are parked in a heavily wooded and secluded area that is not visible to the public and has never been a Property is to be posted and advertised as prescribed by Zoning Regulations. problem in the past. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. VWe do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Mr. John D. Chaudron John D. Chandron 6003 Kenwood Ave. 686-9000 Work Baltimore, Maryland 21237 City State
Name, Address and phone number of representative to be contacted.

EXAMPLE 3 - Zoning Description - 3 copies Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet. 6003 KENWOOD FUE Election District ________ Councilmanic District (number of feet of right-of way width) AVENUE (street on which property fronts) wide at a distance of **220 FT NORTH** of the (number of feet) (north, south, east or west) centerline of the nearest improved intersecting street SHADY SPRING AVE. (number of feet of right-of-way width) wide. *Being Lot # 70 Block ______, Section #______ in the subdivision of KENWOOD PARK _____ as recorded in Baltimore County Plat Book # / , Folio # 323 , containing 28,000 SOFT 0,642 ACRES (square feet and acres) ITEM#475 "It your property is not recorded by Plat Book and Folic Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio ____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location. Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

17EM# 475

CERTIFICATE OF POSTING

John thinda Chandron Location of property: 6003 /12 m wood from us 870' N/S 40 dy Spring from Location of Signer Facing Seedwer , on property of Patilitinger

CERTIFICATE OF PUBLICATION

The Zoning Commissioner of Beltimore County, by authority of the Zoning Act and Regulations of Beltimore County will nois a public hearing on the property identified herein in Room 106 of the County Office Bullding, located at 111 W. Cheespeake Avenue in Toweon, Meryland 21204 or Room 116, Old Courthouse, 400 Washington Avenue Toweon, Meryland 21204 as fol

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of

THE JEFFERSONIAN.

Baltimore County Government Office of Zoning Administration and Development Management

(410) 887-3353

July 28, 1993

Mr. and Mrs. John D. Chaudron 6003 Kenwood Avenue Baltimore, MD 21237

111 West Chesapcake Avenue

Towson, MD 2120 (

RE: Case No. 93-471-A, Item No. 475 Petitioner: John D. Chaudron, et ux Petition for Variance

Dear Mr. and Mrs. Chaudron:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on June 29, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Zoning Administration &

C/29/93

receipt

JOHN & LINDA CHAUDRON - 6003 KENDOOD AUF. EM # 475 020 - VARIANOE - \$ 25000

TOTAL - \$ 28500

Baltimore County Government Office of Zoning Administration and Development Management

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeaks avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE MUMBER: 93-471-A (Item 475) W/S Kenwood Avenue, 820'+/- N of c/l Shady Spring Avenue 14th Election District - 6th Councilmanic Petitioner(s): John D. Chaudron and Linda L. Chaudro HEARING: TUESDAY, AUGUST 3, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse

Variance to allow more than one recreational vehicle on a residential lot occupied by a single family

111 West Chesapeake Avenue

JULY 9, 2993

Towson, MD 21204

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (3) FOR IMPORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

TO: PUTULENT PUBLISHING COMPANY July 15, 1993 Issue - Jeffersonian

410- 665-3459

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesspeaks Avenue in Towson, Haryland 21204

Room 118, 01d Courthouse, 400 Washington Avenue, Townon, Maryland 21204 as follows:

CASE NUMBER: 93-471-A (Item 475) W/S Kenwood Avenue, 820'+/- N of c/l Shady Spring Avenue 14th Election District - 6th Councilmenic Petitioner(s): John D. Chaudron and Linda L. Chaudron HEARING: TUESDAY, AUGUST 3, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse

Variance to allow more than one recreational vehicle on a residential lot occupied by a single family

LAWRENCE E. SCHOLDT ZONTING COMMISSIONER FOR BALTIMORE COUNTY

WOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR IMPORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Maryland Department of Transportation State Highway Administration

O. James Lighthizer Hal Kassoff

7-7-93

Re: BACTC. CO, Item No.: \$\psi 475 (RT)

Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Zoning Administration and

Dear Ms. Kehring:

Ms. Helene Kehring

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

John Contestabile, Chief

Teletypewriter for impaired Hearing or Speech nore Metro - 565-0451 D.C. Metro - 1-900-492-5062 Statewide Toli Free 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Zoning Administration and Development Management

DATE: July 16, 1993

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 1, 3, 7, 470, 473, 474, 475 and 476. If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

PK/JL:1w

001.ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: <u>July 9, 1993</u>

FROM: <u>Jerry L. Pfeifer, Captain</u> Fire Department

SUBJECT: July 19, 1993 Meeting

#477 - Building shall be built in compliance with the 1991 Life Safety Code.

No comments

#6 - A fire hydrant is required at the entrance to the site.

- Building shall be built in compliance with the 1991 Life Safety Code.

#7 - No comments

JLP/dal

cc: File

RE:	PETITION FOR VARIANCE	:	BEFORE '
K.D.	W/S Kenwood Ave., 820'-N of		
	C/L Shady Spring Ave. (6003	:	OF
	Kenwood Ave.), l4th Election		
	Dist., 6th Councilmanic Dist.	:	Case No

Petitioners

THE ZONING COMMISSIONER BALTIMORE COUNTY

. 93-471-A JOHN D. AND LINDA L. CHAUDRON, :

::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Peter Max Zimmerman People's Counsel for Baltimore County

Carole S. Demilio Deputy People's Counsel Room 47, Courthouse 400 Washington Avenue Towson, Maryland 21204 (410) 887-2188

I HEREBY CERTIFY that on this 22nd day of July, 1993, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. John D. Chaudron, 6003 Kenwood Ave., Baltimore, MD 21237, Petitioners.

PETITIONER(S) SIGN-IN SHEET

PLEASE PRINT CLEARLY

MY & MRS JOHN D. CHAUDROW

Peter Max Zimmerman

ADDRESS

6003 KENWOOD FIVE 21237

		•
ZONING	ENFORCEMENT	SECT

QUARTERS.



TELEPHONE: 887-3351

* * * * * CORRECTION NOTICE FOR ALLEGED ZONING VIOLATION * * * * *

CASE NUMBER	c- 93-2486	ELECTION DISTRICT:_	14
LOCATION:	6003 KENWOOD AVE.		

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED: THERE WAS NO VIOLATION OBSERVED AND THE CASE WILL BE CLOSED.

THERE IS AN APPARENT VIOLATION AND THE FOLLOWING CORRECTION IS REQUIRED: RECREATIONAL VEHICLE MIAY NOT BE USED AS LIVING

ONLY ONE RECREATIONAL VEHICLE MAY BE STORED ON RESIDENTIAL PROPERTY WITHOUT A VARIANCE (PUBLIC

Voriance full bearing

Ligular Francisco Me. Ituis: Checklist vousnes forms apy of the scale socies was & vilos and laketo 10:00 TUES 29TH

FAILURE TO COMPLY BY 6-20-93 , WILL RESULT IN THE ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF \$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE VIOLATION (CIVIL PENALTY BILL #132-85). RM 109 de 1 mily

COMPLIANCE HAS BEEN ATTAINED AND THE CASE WILL BE CLOSED.

INSPECTOR: FREUND DATE: 6-4-93

Zoning Commissioner 111 West Chesapeake Ave.

Towson, Maryland 21204

June 18, 1993

Dear Sirs,

My name is Mr. Franklin Toscano and I am the owner of 6005 Kenwood Ave.

On Wednesday June 9, 1993, John Chaudron, my next door neighbor, told me that he had received a zoning complaint due to an employee that had left.

I have lived next door to John and Linda Chaudron for about two years and am aware of the boats and campers John has parked in the rear of his garage. The vehicles are not visible from my house. The vehicles have not presented a problem in the past and I have no objections to their being parked in the rear of John and Linda's property.

> Respectfully yours, Mr. Franklin Toscano # 6005 KEUWOOD AVE

> > ITEM #475

CITY OF BALTIMORE KURT L. SCHMOKE, Mayor



DEPARTMENT OF PUBLIC WORKS GEORGE G. BALOG, Director 600 Abel Wolman Municipal Building Baltimore, Maryland 21202

CONTACT: Vanessa C. Pyatt (410) 396-5198

FOR IMMEDIATE RELEASE JANUARY 6, 1993

Zoning Commissioner

Dear Sirs,

111 West Chesapeake Ave.

Towson, Maryland 21204

dissatisfied employee.

done in the past. I remain

CITY TO LIFT BOATING BAN MARCH 1.1993

Baltimore Mayor Kurt L. Schmoke has announced that the City will lift the boating moratorium currently in effect at the Loch Raven, Liberty and Prettyboy reservoirs effective Monday, March 1. 1993. The moratorium was put in effect in April of last year until control measures were underway to protect the municipal water supply from zebra mussel infestation.

License renewals to the 1800 boaters who previously held a permit will take place the week of February 15th. Permits will be issued to the general public the following week. The following restrictions, however, will be in effect.

- 1) Applicants will be required to sign an Affidavit stating that the boat for which permits are issued will be used CMLY on the Liberty, Loch Raven and Prettyboy Reservoirs.
- 2) Since boats equipped with gasoline powered motors are obviously used on bodies of water other than Baltimore City's three reservoirs, permits will no longer be issued for boats equipped with internal combustion motors.
- 3) Permits will not be issued for any boat longer than 18

Printed on recycled paper with environmentally friendly soy based ink.

Please be advised that Mr. John D. Chaudron of 6003 Kenwood

I have resided at 6001 Kenwood Ave. for over one year and am

Ave. has informed me of a zoning complaint received because of a

aware of the recreational vehicles that Mr. Chaudron has parked in the rear of his property. I feel that the vehicles do not

not visible from either the main road or our house.

distract from the appearance of the community, as the vehicles are

I further feel that the vehicles are parked in an orderly

\$ GOO! KENWOOD AVE

manner and do not object to Mr. Chaudrons parking them as he has

ZEBRA MUSSEL BOATING PRECAUTIONS

Zebra mussels are a type of small shellfish related to clams and oysters. They are generally small (fingernail size) with elongated shells marked with alternating light and dark bands. (Hence the name "zebra"). Zebra mussels are the ONLY freshwater shellfish that can firmly attach itself to solid objects - rocks, pilings, boats, water intakes, etc. Veligers (young zebra mussels) swim freely in bodies of water.

Zebra mussels originated in Europe and were accidentally introduced into the Great Lakes in 1985 or 1986. They have already caused millions of dollars of environmental and economic damage in the Great Lakes region. Zebra mussels are a multi-billion dollar threat to North America's industrial, agricultural and municipal water supplies. Zebra mussels have now spread into the Mississippi, Illinois, Ohio, Cumberland, Tennessee, Arkansas, Hudson, and Susquehanna drainages. They have been found at six locations in West Virginia (primarily on the Ohio River) as well as on the Susquehanna River (above the New York - Pennsylvania line).

Zebra mussels can cause extensive problems for the water supply system by clogging the intake structures and water supply piping. For these reasons, the City of Baltimore is engaged in a multi-million dollar project to prevent zebra mussels from clogging its system.

To help pervent the infestation of zebra mussels into the City's three reservoirs the

following boating precautions will now be in effect:

1) Replicants must sign an affidavit agreeing that they will not use their boats on any body of water other than Liberty, Prettyboy, and Loch Raven reservoirs. (Note: Loch Raven requires a separate permit obtainable from the Loch Raven Fishing Center.

Reason: Sebra mussels can be transported from infested bodies of water by attaching to any hard surface such as boat hulls, motors, anchors, etc. Valleers (young zebra mussels) can be transported in water trapped in the boat (bilges, live wells, etc.) or in the trailer. By restricting boats to use only on the Chy's three reservoirs, the risk of transferring zebra mussels from other non-regulated bodies of water is minimized.

2) Boating permits will no longer be issued for any boat equipped with a gasoline-powered

Reason: Boats with gasoline-powered motors attached are obviously used on other bodies of water.

3) Boating permits will not be issued for any boat longer than 18'-0". Reason: Boats which are 18'-0" or longer are designed primarily for use with gasoline-powered motors and on larger bodies of water.

4) The City reserves the right to reinstate the moratorium on the use of private boats on any or all of its reservoirs at any time.

Reason: The spread of zebra mussels into our region may require the total or partial reinstatement of the moratorium to protect the reservoirs. The City will continue to reevaluate this situation as the range of the zebra mussel expands.

5) The use of live aquatic bait (fish, crayfish, hellgrammites, clams, etc.) is prohibited. This regulation applies to both boat and bank fisherman. Reason: Zebra mussels can attach to the shells of crayfish, hellgrammites, or clams and be accidentally introduced into a body of water. The free-swimming veligers (young zebra mussels) can be transported in the bait water of any live aquatic bait. Also there are currently no Maryland regulations regarding the collection, importation, shipment, distribution, or sale of live aquatic bait whether the bait originated within or outside of Maryland. The City will be working for the establishment of statewide regulations.

The City hopes that all boaters and anglers understand its concern regarding zebra mussels. Enforcement personnel will patrol all three reservoirs as well as spot check other boat ramps in the region. In addition, the City will also be requesting the cooperation of other enforcement personnel elsewhere in the region. Violation of these regulations can result in fines, boat impoundment, and permit revocation. If widespread violation of these regulations by boaters or bank anglers becomes apparent, reinstatement of the boating moratorium or establishment of a ban on all fishing may result

Office of the Zoning Commissioner Zoning Enforcement Section 111 W. Chesaper'ce Ave. Towson, Marylanu 21204 Attn: Mr. Gary Freund

June 18, 1993

Dear Mr. Freund,

Per our phone conversation on Friday June 11, 1993, I have removed the recreational vehicles cited in your zoning violation Case No. C-93-2486 dated June 4, 1993.

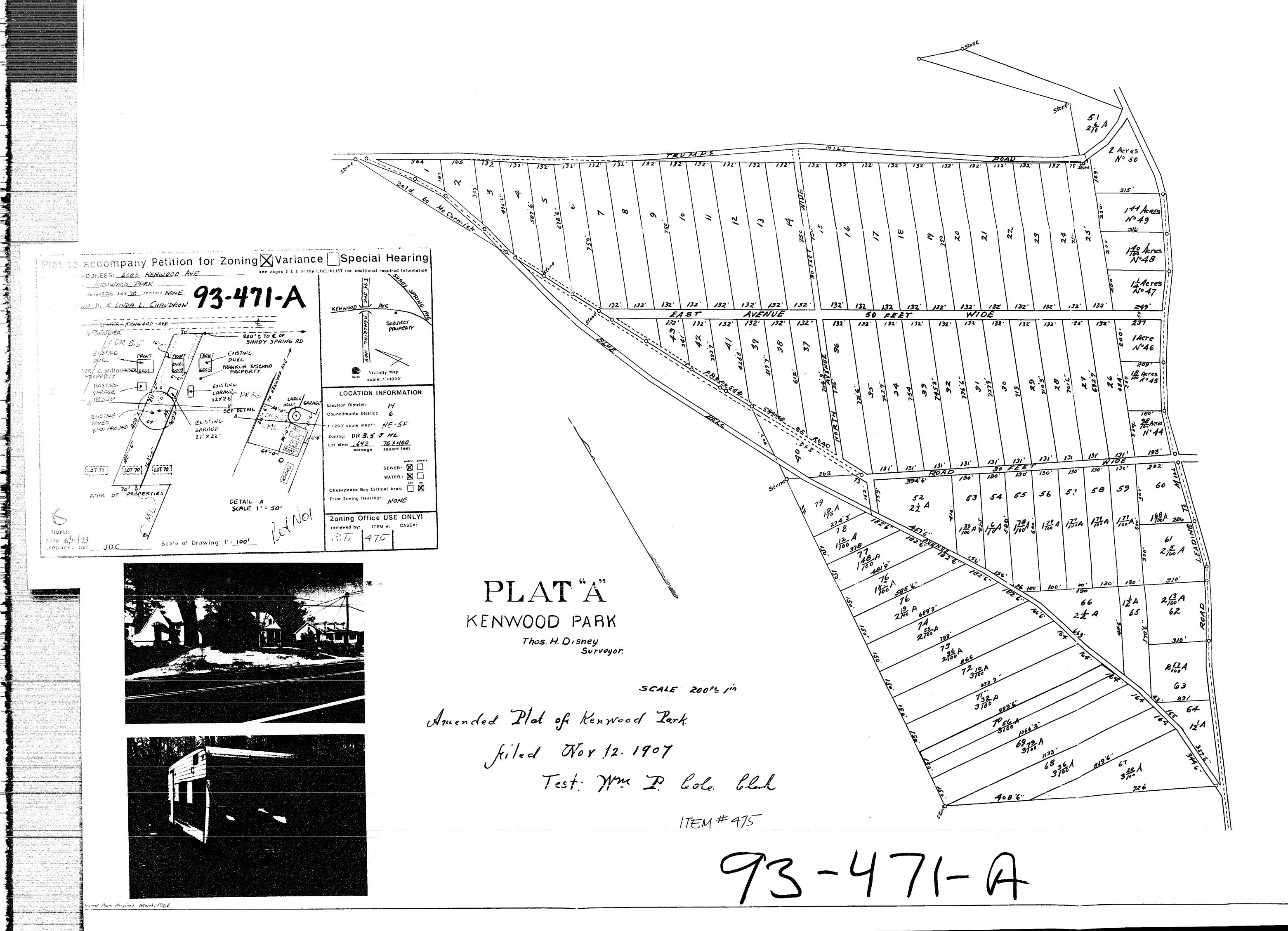
I have also scheduled a hearing for Tuesday June 29, 1993 in which we are going to apply for a variance.

As I informed you on Friday June 11, 1993, the complaint was brought on by a dissatisfied employee who terminated employment on Monday May 10, 1993. Hopefully we can prevent any future aggravations by applying for the variance.

Thank you for your assistance in the above matter, I remain

Very truly yours, John D. Chardon

June 18, 1993



U.W.S. Nº 1 PART 2 - 323

